

REDMOND Creating Choice
CONNECTING Community

Overlake

REDMOND OVERLAKE
implementing VISION

VISION

REDMOND Creating Choice CONNECTING Community



Overlake Is A Place That

- Helps meet community needs for employment, shopping, recreation, civic activities, and cultural and entertainment opportunities – in other words, an 18-hour place
- Provides attractive and safe places to live close to amenities such as restaurants and cafes, a wide selection of stores and services, and plazas and parks
- Orients toward pedestrians and bicyclists, is served by local and regional bus and rail transit, and offers strong multi-modal connections within Overlake and to nearby areas
- Offers an urban environment enhanced by landscaping, parks, plazas and open spaces and preservation of natural features
- Attracts people to come and experience the unique and distinctly Redmond character

The City of Redmond has designated both the Downtown and Overlake areas as Urban Centers.

Urban Centers are areas of concentrated employment and housing, with direct service by bus and rail transit and a wide range of land uses such as retail, services, recreation, public facilities, parks and open spaces.

OVERLAKE

The City is dedicated to helping Overlake reach its potential as a vibrant Urban Center that provides excellent opportunities to live, raise a family, work, develop a business, shop and recreate.



Overlake Stats

- Location of several major companies/headquarters
 - Microsoft Corporation Headquarters (500 acres, 10.5 million SF)
 - Nintendo of America Headquarters
 - Honeywell International
- Over 45% of Redmond's commercial floor area

Year	Commercial SF (in millions)	Employees	Dwellings	Residents
2009	13.5	49,000	3,000	6,000
2022	18.1	66,000	6,000	12,000
2030	19.9	73,000	8,700	17,400

Overlake Neighborhood Plan Development

In the summer of 2005, Redmond began implementing and refining the Overlake Neighborhood Plan, which had last been updated in 1999. Over a two year period, significant outreach to the community's business and residential stakeholders resulted in a dynamic plan containing updated policies and regulations to guide the neighborhood in its evolution from a suburban to an urban center. This first phase was completed in December 2007.

A second phase of work to implement the updated plan began in 2008 and was completed in 2010. The implementation phase has included a variety of studies and actions such as:

- Parking Management Study and development of a Parking Management Plan
- Extension of the Downtown Wayfinding System to Overlake
- NE 40th Street Corridor Study
- Overlake Village Stormwater and Parks Facilities Conceptual Design
- 152nd Avenue NE Corridor Study
- Master Planning for Group Health property
- Planning for an eastbound access ramp in vicinity of SR 520 and 148th Avenue NE

The NE 36th Street Bridge represents a significant investment in the Overlake community and dramatically improved the connectivity of the neighborhood when it opened in December 2010.

VISION

Land Use and Development Strategies

In order to achieve the vision of creating a vibrant, walkable neighborhood that has a sense of place, development in Overlake will follow a number of key land use and development strategies.

Overlake Village

- Develop a lively, walkable retail street on 152nd Avenue NE.
- Develop multi-family as the principal use along 152nd Avenue NE and in the eastern portion of Overlake Village.
- Encourage small, local businesses to remain in the neighborhood.
- Take a coordinated approach to development of three Cornerstone Sites.
- Provide incentives to obtain special amenities on the Cornerstone Sites.

Employment Area

- Phase potential increases in commercial square footage.
- Support opportunities for multi-family and limited retail development.

Residential Area

- Continue to protect the character of nearby residential neighborhoods.
- Improve access to open space in residential neighborhoods.

Neighborhood Wide

- Designate key nodes and gateways within the neighborhood.



Transportation Strategies for Action

A major priority for the Overlake Neighborhood is to develop a multi-modal transportation system. To achieve this system, a balance has to be found among travel, circulation and access needs; pedestrian, bicycle, transit and vehicle modes; freight, delivery and emergency vehicle needs; and, finally, capacity and quality of life. This plan strives to make travel on foot, by bike and transit more convenient and attractive.

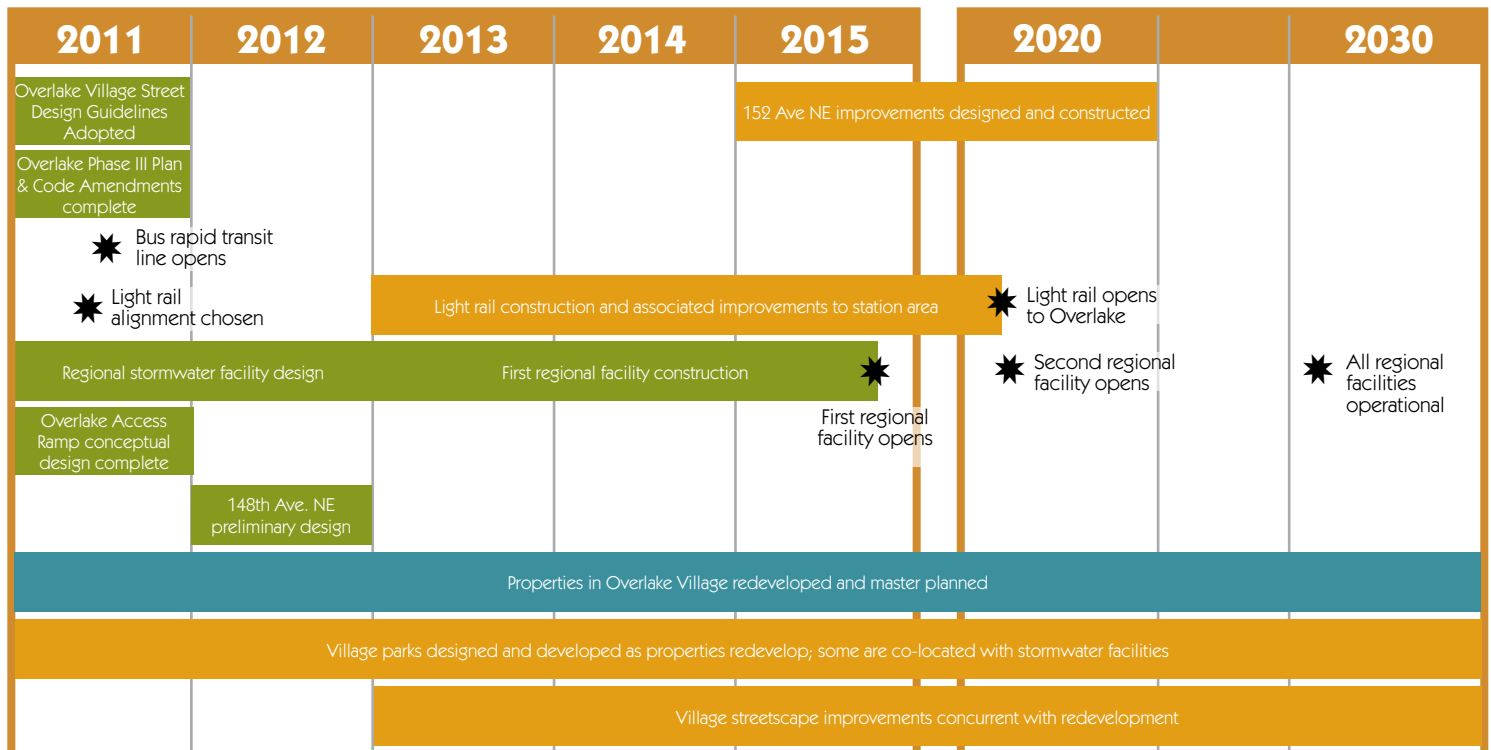
- Improve connections for non-motorized travel.
- Improve the street environment for pedestrians.
- Improve streetscape on 152nd Avenue NE.
- Coordinate with transit agencies to enhance regional and local transit connections, including light rail and bus rapid transit
- Improve local access for all modes by expanding the street network.
- Accommodate regional through-traffic.
- Implement a parking management program within the Overlake Neighborhood.
- Update the Transportation Demand Management program for the Overlake Neighborhood.

Open Space and Public Amenities Strategies for Action

Overlake benefits from having a number of quality open spaces within and in close proximity to the neighborhood. Access and connections to these parks, however, need to be improved in order to better serve the residents and workers in Overlake. As the population of Overlake continues to grow, it will also be necessary to ensure that the number of parks and open spaces within the neighborhood's borders grows at a similar rate.

- Provide multi-modal connections to open spaces and recreational opportunities within and near the Overlake Neighborhood.
- Encourage the use of native and drought resistant plants when designing plantings in open space to reduce irrigation requirements and conserve water.
- Encourage the use of bio-retention features as a stormwater management technique and as an aesthetic amenity when designing open spaces.
- Ensure quality of public and private open spaces.
- Monitor the need for civic facilities such as a future community center that is accessible to the entire neighborhood.
- Pursue opportunities to provide special use parks in the Employment Area, as identified in Redmond's PARCC Plan.
- Support the development of private open spaces and recreation opportunities in the Employment Area.
- Coordinate new open spaces with new development in Overlake Village.
- Develop co-located regional stormwater and parks facilities in Overlake Village.
- Create a Low Impact Development (LID) incentive program for the Overlake Neighborhood.

Interrelationships Among Key Actions for Overlake Village



City actions

City partnerships

Private sector actions

OVERLAKE VILLAGE

Overlake Village provides for a vibrant pedestrian-oriented area with opportunities to live, work, shop and recreate. It is intended to evolve to an urban residential/mixed use neighborhood in which significant multi-family living opportunities are integrated with a variety of businesses, including retail, professional office, services, and entertainment uses, that primarily serve the general public.

	Commercial	Residential
Base Height	4 stories	5 stories
Maximum Height	8-10 stories (site dependent)	8 -12 stories (site dependent)
Base FAR*	0.36	2.5
Maximum FAR*	0.55	4.0

*Residential and commercial FAR are calculated separately but may be added together

Incentive Program

Priority Items

- Dedication of 2.5 acres for public park (Group Health property only) OR
- Dedication of 2-4 acres for regional stormwater facility (2-3 specific properties) OR
- Plaza space equal to minimum of 5% of gross site area or equivalent fee-in-lieu (all other properties)
- Plaza improvements

Other Items

- LEED Silver or Built Green 3 Star Certification
- 75% floor area as residential use (50% in certain retail-oriented areas)
- 60% of parking below grade (or in a combination of below- and above-grade wrapped)
- 20% affordable housing
- Full-service hotel and conference center (Group Health site only)
- Develop Transit Oriented Development with minimum 1000 residential units (Group Health only)

Bonuses

- Height
- FAR (commercial, residential)
- General Business Park uses permitted

Other Requirements Adopted with the 2007 Plan Update

- 50% (minimum) of project floor area must be residential (25% in certain retail-oriented areas)
- 10% (minimum) of residential dwellings must be affordable
- 152nd Avenue – pedestrian oriented uses on the ground floor
- Usable open space required for residential uses
- Urban Pathway connections internally and to neighboring uses



Group Health redevelopment concepts by Capstone Partners LLC and Collins Woerman.





BE A PART OF THIS EXCITING OPPORTUNITY

www.redmond.gov/OverlakeVision

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